

University of South Carolina

Senate Finance

Special Higher Education Study Committee

February 6, 2013



University of South Carolina



- USC System
 - 353 Campus Buildings
 - 16.4M Square Feet
 - 1909 Acres of Land
- USC Columbia
 - 223 Campus Buildings
 - 12.8M Square Feet
 - 445 Acres of Land



USC Columbia Five Year Capital Plan

- FY2013 - \$ 87,320,160
- FY2014 - \$ 145,914,480
- FY2015 - \$ 127,207,800
- FY2016 - \$ 102,794,400
- FY2017 - \$ 70,534,800

Sources of funds identified for projects in the first three years.

Sources of funds in FY2016 and FY2017 are still to be determined.

Capital Reserve Funds – FY12 & FY13

	FY2012	FY2013
USC Columbia	9,115,505	4,687,733
USC Aiken	560,133	841,761
USC Beaufort	131,893	393,353
USC Upstate	730,319	1,108,261
USC Lancaster	139,228	208,697
USC Salkehatchie	118,639	177,806
USC Sumter	220,518	481,157
USC Union	53,817	81,001
Total USC System	\$11,070,052	\$7,979,769

For fiscal year 2013 USC Columbia also received \$10,000,000 for the construction of a new School of Law facility.



Education & General Facilities

- Facilities that support the primary mission of teaching, research, creative activity and service require critical State support.
- Last bond bill in 1999/2000.
- Universities have adapted to reductions in State General Funds for operations.
- In response, we seek Capital Reserve Fund appropriations to support these state-owned assets.

Auxiliary Enterprise Facilities

- Examples include Housing, Parking, Athletics, Student Health Center, Koger Center, Bookstore and Food Services
- These business units stand alone.
- We seek spending authority and capital projects approvals, but no state funds are used or requested for these efforts.

What is Deferred Maintenance?

- Deferred maintenance is not accurately derived by a mathematical formula.
- Maintenance requires a **decision** in order to be deferred.

What is Deferred Maintenance?

A simple description of deferred maintenance is:

“maintenance and repair deficiencies that are unfunded at the end of the fiscal year on a planned or unplanned basis and are deferred to a future budget cycle or postponed until funds are available.” Source: APPA - November/December 2004 Facilities Manager

Such a description may leave one to think that the sum of all that is less than new is somehow “deferred”.

What is Deferred Maintenance?

“Estimates of deferred maintenance often include major repairs and replacements for facilities more appropriately categorized as life cycle capital renewal, facilities modifications for change in use and upgrades to meet contemporary use standards, and regulatory requirements to meet environmental and life safety codes. Thus a “deferred maintenance backlog” is erroneously presented as the sum of several maintenance and depreciation categories, in addition to the appropriate need to remedy existing physical conditions, by including annual life cycle renewal for facilities systems reaching the end of their useful life, and modernization/upgrade capital requirements.”



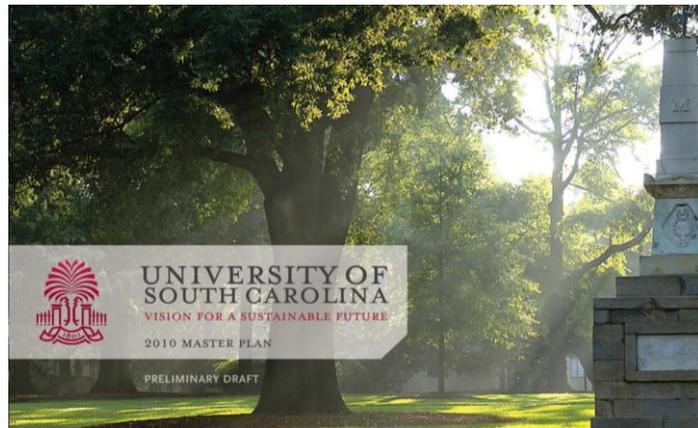
Innovista Master Plan



HOUSING MASTER PLAN
BOOK 1
EXECUTIVE SUMMARY & FINANCIAL OVERVIEW



Housing Master Plan



USC 2010 Master Plan



Athletic Department Master Plan



**University of
South Carolina** Presented to
the Board
of Trustees

Budget Document



**Fiscal Year 2012-
2013**

**University of
South Carolina** Presented to
the Board
of Trustees

Capital Budget Document



**Fiscal Year 2012-
2013**

USC Columbia Five Year Capital Plan

- Annually updated for five years with a ten year outlook.
- Housing and Athletics are funded by revenues generated through those activities. We seek only authorization to proceed.
- Education and General Facilities are funded by tuition and Capital Reserve Funds as available.
- USC only seeks State support for Educational and General Facilities.

USC Columbia Five Year Capital Plan

Five Year Capital Improvement Plan

Updated as of 2-1-2013

FY12-13		FY13-14		FY14-15		FY15-16		FY16-17		Other Projects
E&G	Estimated Cost	E&G	Estimated Cost	E&G	Estimated Cost	E&G	Estimated Cost	E&G	Estimated Cost	E&G
Already Approved		Already Approved								
Discovery Upfit 3-5	\$15,500,000	Health Science Renovation	\$18,000,000	Law Center Construction **	\$75,000,000	New Classroom/Lab Bldg	\$35,000,000	Renovate Coliseum		Rocky Branch Creek
Horizon G&4 Floor Upfit	\$13,400,000	Close-Hipp Renovation **	\$30,000,000	War Memorial Renovation *	\$3,000,000	UTS Reno for Academic	\$10,000,000	Renovate Current Law Ctr		Blatt PEC
Assembly St. Safety & Tunnel	\$4,000,000	Hamilton Renovation **	\$17,500,000	2015 Classrm. Enhancements	TBD	Horry Guignard House	\$1,500,000	2017 Classroom Enhancements		300 Main/1200 Catawba
Career Center to TCL	\$995,000	Broadcast Studio*	\$1,500,000	Capital Renewal		Taylor House	TBD	Capital Renewal		Henderson St Block
Horizon Garage-Classrm Upfit	\$660,000	Sumwalt Labs Upfit*	\$1,900,000	- Campus Bldg Envelop I	\$995,000	Library Annex Addition	\$5,000,000	- Horseshoe Utilities^		Mass Transit Center
Coker Lab Renovation */**	\$1,150,000	Capital Renewal		- 1600 Hampton I	\$500,000	Renovate Benson	\$4,200,000	- Central Steam /Cond III^		Foundation Square
1600 Hampton Annex DLES	\$995,000	- Cent Steam/Cond Lines I	\$995,000	- Campus Masonry I	\$500,000	Capital Renewal		- West Energy Mech II^		Byrnes
Bursar Registrar Upfit	\$995,000	2014 Classrm. Enhancements		- Campus EMS I	\$500,000	- Central Steam /Cond II^	\$2,350,000	- Humanities HVAC^		Facilities Dept
LeConte College Classrooms	\$400,000	- LeConte #	\$400,000	- Steam Exp Joints I	\$400,000	- West Energy Mech I^	\$995,000	- Steam Greene-Devine^		Pedestrian to WBS
Booker T. Washington Auditor.	\$300,000	- Swearingen #	\$330,000	- Byrnes Air Handlers Replacement I	\$500,000	- Campus Bldg Envelop II^	\$995,000	- 743 Greene AHU^		SCANA
NAC Elevator Controls/Equip.	\$485,000	- Booker T. Washington #	\$460,000			- Bhatt Air Handlers^	\$750,000	- Campus Duct Clean^		Admissions One Stop Shop
SOM Air Handler Replacement	\$260,000	McKissick Fire Alarm Upgrade #	\$490,000			- Steam LeConte - Currell^	\$640,000	- Russell House AHU^		Capital Renewal
Jones PSC Lab Renovation	\$340,000	West Energy Boiler Replacement #	\$950,000			- Campus EMS II^	\$500,000	- TCL AHU^		- Central Steam /Cond IV^
Energy Projects		Utility Projects				- Campus Masonry II^	\$500,000	- Campus EMS III^		- Storm Water^
- East Energy Cooling Tower No. 2 Cell Addition #	\$292,000	- Utility Lines Replacement, Davis College to Currell College #	\$986,000			- Steam Exp Joints II^	\$400,000	- Steam Exp Joints III^		- Campus Masonry III^
- West Energy Switchgear and Transformer Replacements #	\$350,000	- West Energy No. 3 Chiller Replacement #	\$995,000			- 1600 Hampton - II^	\$260,000			- Campus Mech Rm Exhaust^
- Columbia Campus Control Valve Installation #	\$670,000	Capstone 17th Floor Renovation #	\$450,000							
- Energy Plan Asbestos Abatement #	\$400,000					2016 Classroom Enhancements	TBD			- East Energy Mech I^
										- Campus Bldg Env III^
										- 1600 Hampton III^
										- Campus EMS IV^
										- Sunwall Fan Coils^
										- Longstreet AHU^
										- Steam Exp Joints IV^
										Whaley House Renovations
Subtotal E&G	\$41,192,000	Subtotal E&G	\$74,956,000	Subtotal E&G	\$81,395,000	Subtotal E&G	\$63,090,000		\$36,110,000	
									(does not include Coliseum)	
STUDENT SERVICES		STUDENT SERVICES		STUDENT SERVICES		STUDENT SERVICES		STUDENT SERVICES		STUDENT SERVICES
Already Approved		Already Approved		No Projects						
South Tower	\$6,700,000	Columbia Hall Elevators	\$995,000			Bates West	\$29,600,000	Thornwell		Student Union
Campus Room	\$995,000	Student Health Ctr I **	\$27,000,000							Greek Village
South Quad	\$800,000	Rutledge and LeGare-Pinckney Renovation. **	\$11,100,000					Bates House I		Intramural Fields
Women's Quad Reno	\$27,200,000	STWC Pool Repair #	\$575,000							Honors Wing (\$11.8M)
Preston Bathrooms **	\$1,500,000			AUXILIARY						McBryde I (\$1.6M)
Greek Village Improvements #	\$400,000			1600 Hampton Garage	\$600,000					Other Housing Master Plan
										Student Health Center II^
Subtotal Student Services	\$37,595,000	Subtotal Student Services	\$39,670,000	Subtotal Auxillary	\$600,000	Subtotal Student Services	\$29,600,000		\$29,200,000	
ATHLETICS		ATHLETICS		ATHLETICS		ATHLETICS		ATHLETICS		ATHLETICS
Already Approved		Already Approved								
Williams St Acquisition	\$575,000	Outdoor Football Practice **	\$3,000,000	WBS Waterproof III	\$500,000	WBS Generator Replace	\$995,000			WBS Renewal
Equestrian Locker Room	\$495,000	Indoor Practice Facility **	\$14,550,000	Track & Field Complex *	\$10,000,000	CLA Suite Upgrades	\$500,000			Ath Performance Center
WBS Waterproof II	\$500,000	Sand Volleyball/Soccer Adjust. #	\$995,000	Soccer Building *	\$2,500,000	WBS Lighting Upgrades	\$995,000			Basketball Practice Facility (FY 17/18)
East Side Restrooms	\$495,000	Baseball Structural Repairs (TBD) #	\$995,000	Tennis Complex Addition *	\$1,000,000	Bojangles/FM Redevelopment	TBD			
		WBS East Side Lower Concourse #	\$850,000	WBS Field Sitework	\$1,000,000					
		The Zone HVAC #	\$550,000	Farmer's Market West End Sitework	\$1,400,000					
				WBS Plaza Site Work *	\$14,000,000					
				Field House Conversion *	\$5,000,000					
Subtotal Athletics	\$2,065,000	Subtotal Athletics	\$20,940,000	Subtotal Athletics	\$35,400,000	Subtotal Athletics	\$2,490,000		#REF!	
Grand Total Columbia	\$80,852,000		\$135,566,000		\$117,395,000		\$95,180,000		#REF!	
Design Funding	\$6,468,160	Design Funding	\$10,845,280		\$9,391,600		\$7,614,400		#REF!	
Total Capital Budget	\$87,320,160		\$146,411,280		\$126,786,600		\$102,794,400			
# New project not yet approved		* Requires Phase 1 Approval		* Requires Phase 1 Approval		^ Project may shift to next FY		^ Project may shift to next FY		
		** Requires Phase 2 Approval		** Requires Phase 2 Approval						
		# New project not yet approved		# New project not yet approved						

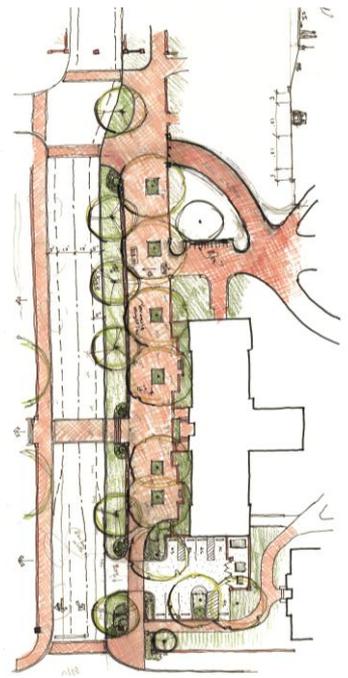
**Construction
Complete**

Maxcy College Renovation



- Update:**
- Mechanical and interior renovation to the 1937 structure.
 - Summer renovation completed in approximately 80 days on 7/31/12.
 - Dining and instruction spaces for International Program on main level.
 - Program included two faculty residence suites and a learning center.

Petigru College



Update:

- The project restored the building to an academic use.
- Exterior renovation included refurbished windows and cupola, stucco restoration, and the creation of an exterior pedestrian plaza.
- Program: 8 classrooms (388 total seats), study rooms and offices.

Darla Moore School of Business



Update: • Construction Schedule: Completion anticipated for December 2013

Assembly St. Pedestrian Safety Project



Project Scope: This pedestrian safety project improves Assembly Street from Pendleton to Blossom streets through shorter crosswalks, landscape buffers, bike lanes on Greene Street and a 25' wide landscaped center island eliminating the center on-street parking. An elevator is installed at the east end of the tunnel for accessible connectivity to campus.

Elevator and Tunnel Improvement Project



- Update:**
- Construction Schedule: March 2013 to November 2013 (Assembly Street)
 - USC Project Budget: \$4,000,000 (\$3,250,000 Assembly St. / \$750,000 Tunnel)

Women's Quad Renovation



1950



Existing



Project Scope: This project will modernize Sims Hall (1939), McClintock Hall (1955) and Wade Hampton (1959) and will include additions yielding approximately 50 new beds. New finishes and building system upgrades occur throughout. Exterior repairs will include improvements to the building shell and underground utilities. In addition, the installation of a new elevators and connectors will enhance accessibility.

FY 12-13
Construction

Women's Quad Renovation



- Update:**
- Construction Schedule: May 2013 to July 2014
 - Project Budget: \$27,200,000

FY 13-14
Construction

Health Sciences Building Renovation



Project Scope: This project is a comprehensive renovation for the entire 53,000 sf Health Science Building (1961) to house the School of Journalism and Mass Communication. It also includes the construction of a 3,000 sf addition to enclose public lobby space. The program provides typical classroom and faculty office space as well as specialty spaces including a broadcast studio and newsroom areas.

Health Sciences Building Renovation



- Update:**
- Design Schedule: Through September 2013
 - Construction Schedule: January 2014 to August 2015
 - Project Budget: \$18,000,000

Hamilton College Renovation



Project Scope: This project comprehensively renovates the Armory wing of the building parallel with Pendleton Street and adds a second level in the gymnasium volume to consolidate the College of Social Work. Mechanical, electrical and finish upgrades are proposed for the Hamilton College (1943) wing parallel with Pickens Street for predominant use by the A&S Psychology department. All historic windows are salvaged and refurbished.

Hamilton College Renovation



- Update:**
- Design Schedule: Present to October 2013
 - Construction Schedule: May 2014 to August 2015
 - 58,000 total gross square feet
 - Project Budget: \$17,500,000



Capital Renewal Request – FY2014

- USC Columbia \$15,000,000
Hamilton College
- USC Columbia School of Medicine \$ 2,000,000
MicroLab and Classroom HVAC
Animal Care Facilities
- USC Palmetto College \$ 750,000
 - USC Lancaster \$375,000
 - USC Salkehatchie \$200,000
 - USC Sumter \$125,000
 - USC Union \$ 50,000



Capital Renewal Request – FY2014

- USC Aiken \$ 1,500,000
Interior renovations, HVAC and roof repairs
- USC Beaufort \$ 1,500,000
Interior renovations and chiller
- USC Upstate \$ 1,500,000
HVAC, chiller and air handlers

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Columbia, South Carolina



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January 2013



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SOUTH CAROLINA